

Application for Architectural Review Board

*** This application must be filled out completely and signed before submittals are placed on the ARB agenda.**

The purpose of Architectural Review Board shall be to two-fold; to develop architectural and design guidelines for the City of Ladue in accordance with section 110-70 and to apply those guidelines in reviewing projects within the City as to whether or not the project adheres to such guidelines.

PETITIONER INFORMATION

Name of Applicant: Dick & Cindy Estes

Address of Applicant: 650 Hollywood Place, Webster Groves, MO 63119 Phone #: 314-614-7716

Email address of Applicant (for review comments): cindyahull@gmail.com

PROPERTY INFORMATION

Address: 9908 Old Warson Road, St. Louis, MO 63124

Zoning District: B

Parcel Identification Number: 21M610022

PROJECT DESCRIPTION New Residence

Is this application amending an active permit?: If yes, current building permit # _____

Additional Information:

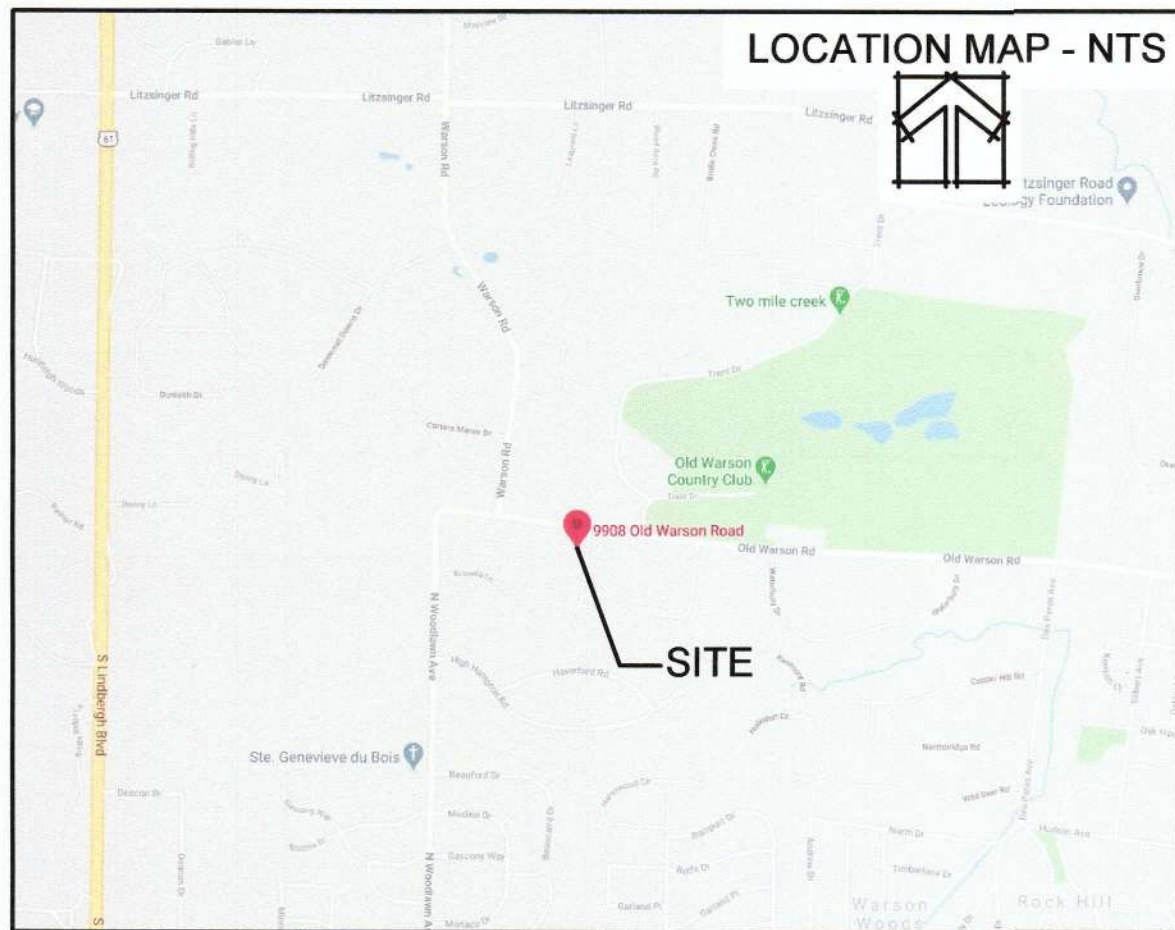
- Professionally sealed plans are not required for ARB review.
- Plans for projects involving alterations and repairs, which do not affect the outward appearance of a building, and existing decks, fences, window replacements and roofing shingle replacements shall not require approval of the Architectural Review Board.
- Revised plans with any changes predicated by the ARB will need to be submitted with the building permit application to the Department of Planning and Development with final trustee approval (if applicable.)

By signing this application, you acknowledge that by submitting an incomplete application, your petition will not be added to the meeting agenda.

X Cindy Hull Estes

Date: 9-10-20

* This application and review for City of Ladue building permitted purposes only. Please be aware of any additional covenants and indentures which may be recorded with your subdivision.



GENERAL NOTES

1. GENERAL CONTRACTOR TO VERIFY STORM AND SANITARY SEWER LOCATION AND ELEVATIONS PRIOR TO START OF WORK.
2. ALL STORM AND SANITARY SEWER STRUCTURES AND APPURTENANCES TO BE DEDICATED TO MSD, OR TO BE PRIVATE UNDER MSD INSPECTION, SHALL CONFORM TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2009. THAT WILL INCLUDE STANDARD DETAILS SHOWN THEREIN, AND SHALL INCLUDE ALL SUBSEQUENT CHANGES MADE THERETO.
3. ALL UTILITY CONNECTIONS TO BE PER UTILITY AGENCY SPECIFICATIONS.
4. CONTRACTOR TO INSTALL EROSION CONTROL BMPs PRIOR TO THE START OF CONSTRUCTION.
5. ALL SILT FENCE AND EROSION CONTROL SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE AND SOD IS IN PLACE.
6. CONTRACTOR SHALL PROTECT NEIGHBORING PROPERTIES AND STREET FROM SILT UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.
7. CONTRACTOR TO KEEP ALL STREETS AND SIDEWALKS CLEAN OF DEBRIS AND SILT.
8. ALL DISTURBED AREAS SHALL BE RESTORED AS SOON AS PRACTICAL. LAWN AREAS SHALL BE SODDED OR SEEDED AND STRAWED AS APPROVED BY THE CITY.
9. CONTRACTOR IS RESPONSIBLE TO SECURE ALL NECESSARY APPROVALS PRIOR TO THE START OF CONSTRUCTION OPERATIONS.
10. CONSULT SOILS ENGINEER FOR SOIL COMPACTION RECOMMENDATIONS.
11. ALL GRADES SHALL BE WITHIN 0.2 FEET, PLUS OR MINUS, OF THOSE SHOWN ON THE GRADING PLAN.
12. NO SLOPE SHALL BE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL UNLESS APPROVED BY SOILS ENGINEER.
13. CONTRACTOR IS RESPONSIBLE FOR MONITORING GRADING OPERATION AND ACCURACY OF FINAL ROUGH GRADES.
14. EXTERIOR FINISHED GRADE ELEVATIONS SHALL BE A MINIMUM OF 8" BELOW THE TOP OF FOUNDATION UNLESS OTHERWISE INDICATED ON ARCHITECTURAL PLANS.
15. CONTRACTOR IS TO REMOVE AND DISPOSE OF (OFF SITE) ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
16. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE AND SHALL TAKE PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION ACTIVITIES.
17. NO CONSTRUCTION EQUIPMENT OR MATERIALS ARE TO BE TRANSPORTED OR STORED UNDER THE DRIPLINE OF TREES SCHEDULED TO REMAIN IN PLACE.
18. CONTRACTOR SHALL COORDINATE THE DISCONNECTION, SEALING AND/OR REMOVAL OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
19. PAVEMENT TO BE CONSTRUCTED PER THE CITY OF LADUE SPECIFICATIONS.
20. ALL WORK IN OR ACROSS THE RIGHT-OF-WAY WILL REQUIRE A PERMIT ISSUED BY THE CITY OF LADUE PUBLIC WORKS DEPARTMENT.
21. ANY UTILITY CUTS IN THE RIGHT-OF-WAY FOR CONNECTING SERVICES SHALL BE RESTORED PER RIGHT-OF-WAY PERMIT.
22. REFER TO ARCHITECTURAL PLAN FOR ADDITIONAL LAYOUT, GRADING AND SITE DESIGN INFORMATION. WHERE CIVIL ENGINEERING AND ARCHITECTURAL DRAWINGS CONFLICT, THE ARCHITECTURAL SHALL GOVERN. NOTIFY ARCHITECT OF ANY SUCH CONFLICTS PRIOR TO PROCEEDING WITH THE WORK.
23. BOUNDARY SURVEY PERFORMED BY MINNICK SURVEYING, LLC JUNE 2020.
24. TOPOGRAPHIC SURVEY PERFORMED BY VOLZ INCORPORATED DURING AUGUST 2020.

EXISTING IMPERVIOUS COVERAGE - LOT	
TOTAL LOT AREA	83,570 SF
HOUSE / GARAGE	3,596 SF
DRIVE / WALK / PATIO	7,018 SF
TOTAL IMPERVIOUS AREA	10,614 SF
IMPERVIOUS COVERAGE	12.7 %

PROPOSED IMPERVIOUS COVERAGE - LOT	
TOTAL LOT AREA	83,570 SF
HOUSE / COVERED PORCHS	4,678 SF
DRIVE / WALK / PATIO	7,333 SF
TOTAL IMPERVIOUS AREA	12,011 SF
IMPERVIOUS COVERAGE	14.4 %
"DIST B" ALLOWED COVERAGE	25.0 %

PROPOSED IMPERVIOUS COVERAGE - FRONT YARD	
TOTAL YARD AREA	19,636 SF
DRIVE / WALK	3,282 SF
TOTAL IMPERVIOUS AREA	3,282 SF
IMPERVIOUS COVERAGE	16.7 %
"DIST B" ALLOWED COVERAGE	30.0 %

PROPOSED IMPERVIOUS COVERAGE - EAST YARD	
TOTAL YARD AREA	13,530 SF
DRIVE	2,517 SF
TOTAL IMPERVIOUS AREA	2,517 SF
IMPERVIOUS COVERAGE	18.6 %
"DIST B" ALLOWED COVERAGE	25.0 %

STORMWATER RUNOFF DIFFERENTIAL CALCULATIONS	
TOTAL SITE AREA =	83,570 sf
EXISTING	
PERVIOUS AREA =	72,956 sf
PERVIOUS PERCENTAGE =	87.3%
15YR-20MIN PI FACTOR =	1.70
PERVIOUS FLOWRATE (Q) =	2.85 cfs
PROPOSED	
PERVIOUS AREA =	10,614 sf
IMPERVIOUS PERCENTAGE =	12.7%
15YR-20MIN PI FACTOR =	3.54
IMPERVIOUS FLOWRATE (Q) =	0.86 cfs
FLOWRATE (Q) =	3.71 cfs
DIFFERENTIAL FLOWRATE	
PROP Q - EX Q =	0.06 cfs

STORMWATER MANAGEMENT FUTURE NOTE:
AREA OF LAND DISTURBANCE = 38,379 SF = 0.88 AC
PROJECT RUNOFF DIFFERENTIAL = 0.06 CFS

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORMWATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN)

DIFFERENTIAL RUNOFF MITIGATION CALCULATIONS

15 YR-20 MIN DIFFERENTIAL RUNOFF = 0.06 CFS
20 MIN DIFFERENTIAL VOLUME = $0.06 \times 20 \times 60 = 72$ CF
DRY WELL TRIBUTARY RUNOFF = 0.07 CFS
20 MIN TRIBUTARY VOLUME = $0.07 \times 20 \times 60 = 84$ CF

0.06 CFS REQUIRED \leq 0.07 CFS TRIBUTARY
72 CF REQUIRED \leq 76.77 CF TOTAL DESIGN VOLUME
EXCESS TRIBUTARY FLOWS TO BYPASS THROUGH DRY WELL, SEE SHEET C3 FOR DRY WELL DETAIL

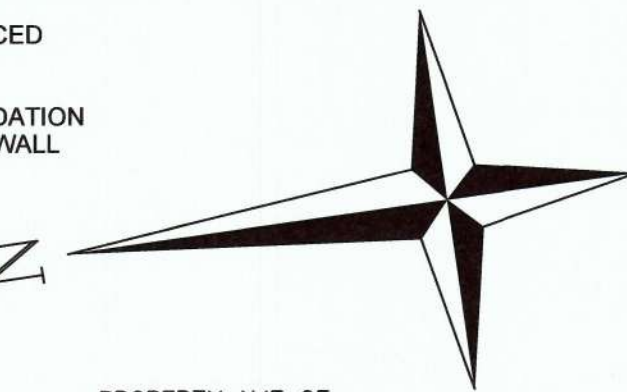
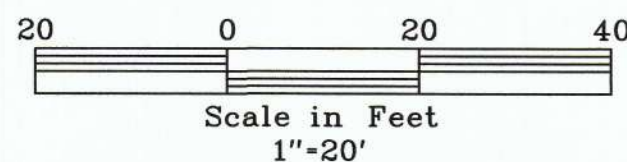
SWIMMING POOL SANITARY SEWER CONNECTION:

SWIMMING POOL BACKWASH FILTER MUST BE CONNECTED TO THE SANITARY SEWER. DISCHARGE MUST NOT EXCEED FIFTY (50) GALLONS PER MINUTE.

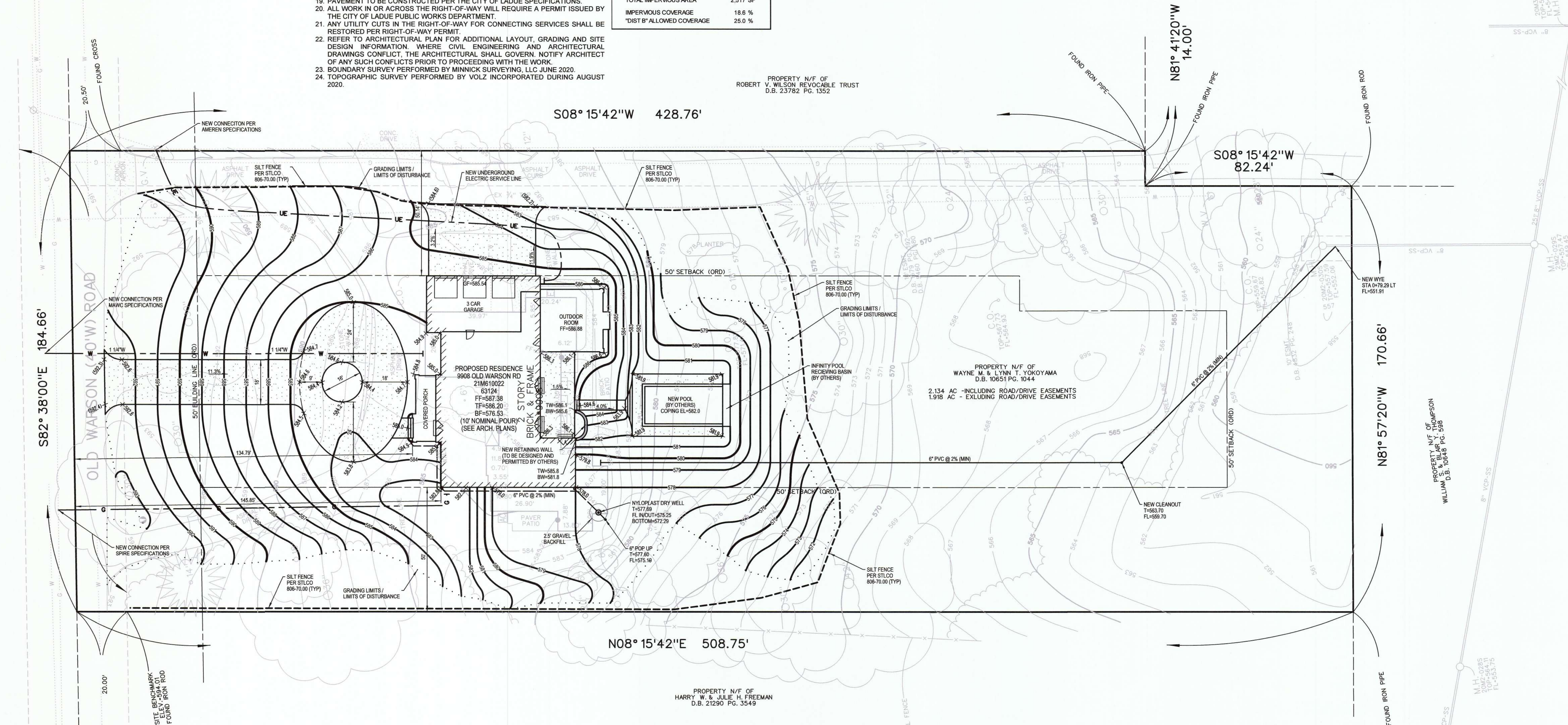
A TRACT OF LAND IN
THE NORTH HALF OF SECTION 30
TOWNSHIP 45 NORTH - RANGE 6 EAST
ST. LOUIS COUNTY, MISSOURI

LEGEND

A.I. AREA INLET
B.F. ELEVATION OF BASEMENT FLOOR
E.M. FINISHED GRADE AT BOTTOM OF WALL
F.F. ELEVATION OF FIRST FLOOR
F.H. FIRE HYDRANT
G.I. GRATE INLET
M.H. MANHOLE
N.F. NOW OR FORMALLY
R.C.P. REINFORCED CONCRETE PIPE
U.P. UTILITY POLE
+ (000.0) SPOT GRADE ELEVATION - EXISTING
+ (000.0) SPOT GRADE ELEVATION - PROPOSED
T.B.R. TO BE REMOVED
T.B.R. TO BE REMOVED AND REPLACED
V.C.P. VITRIFIED CLAY PIPE
W.V. WATER VALVE
T.F. ELEVATION AT TOP OF FOUNDATION
T.W. FINISHED GRADE AT TOP OF WALL
U.I.P. USE IN PLACE
O.U. OVERHEAD UTILITIES
-U.E- UNDERGROUND ELECTRIC
-W- WATER SERVICE
-G- GAS SERVICE
-X- FENCE



PROPERTY N/F OF
BRUCE JONE & KRISTY HOLLAND
D.B. 22512 PG. 2316



THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

St. Louis County Benchmark 13-217 Elev = 528.08 FTS
Standard DNR aluminum disk stamped SL-47. Station is on the surface in a grassy median area west of southbound Lindbergh and within a turnaround loop accessed by turning left off of northbound Lindbergh at approximately 0.9 miles north of Manchester Road. SL-47 is roughly 47 feet west of the centerline of southbound Lindbergh Boulevard, 25 feet northwest of a power pole in the southern part of the grassy median, and 122 feet south of a street light post near the northeast corner of the grassy median.

Site Benchmark - Elevation 594.01 Top of Iron Rod near the Northwest corner of 9908 Old Warson Road.

MSD BASEMAP 21M2 MSD RECORD # 20MSD-00XXX

DICK & CINDY ESTES
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WEBSTER GROVES, MO 63119
(314) 614-7716
desa@moleschnig.com

VOLZ Incorporated
ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONSTRUCTION MANAGEMENT
1100 S. WILSON ROAD
ST. LOUIS, MISSOURI 63132
314.426.9212 Main
314.426.9213 Fax
www.volzinc.com
Authority #203

STATE OF MISSOURI
TIMOTHY JOHN MEYER
NUMBER E-24665
Professional Engineer
MO E-24665

ESTES RESIDENCE
9908 OLD WARSON RD
LADUE, MO 63124

SITE & GRADING PLAN

Base Map No. 21M2	Design By: EIW
MSD Record # 20MSD-00XXX	Drawn By: EIW
Project # 22255-0	Checked By: TJM

9/20/20
C7



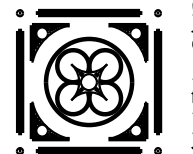
PRELIMINARY DRAWINGS
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CONSTRUCTION

LAUREN STRUTMAN
- ARCHITECT
MO * A - 5288

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NOTE:
THERE ARE NO TRUSTEES
FOR THIS PROJECT.

NEW RESIDENCE AT:
9908 OLD WARSON ROAD
ST. LOUIS, MO 63124



LAUREN STRUTMAN
ARCHITECTS P.C.

LAUREN STRUTTMAN ARCHITECT'S, P.C.
MISSOURI STATE CERTIFICATE OF AUTHORITY • A-20001465TLD

REVISIONS

DRAWN BY: S.L.E.

JOB NO. _____

DATE: 9/9/2020

SHEET:

ROOF PLAN
SCALE: 1/4" = 1'-0"

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LAUREN STRUTMAN ARCHITECTS, P.C.
MISSOURI STATE CERTIFICATE OF AUTHORITY # A-200014651-D

REVISIONS

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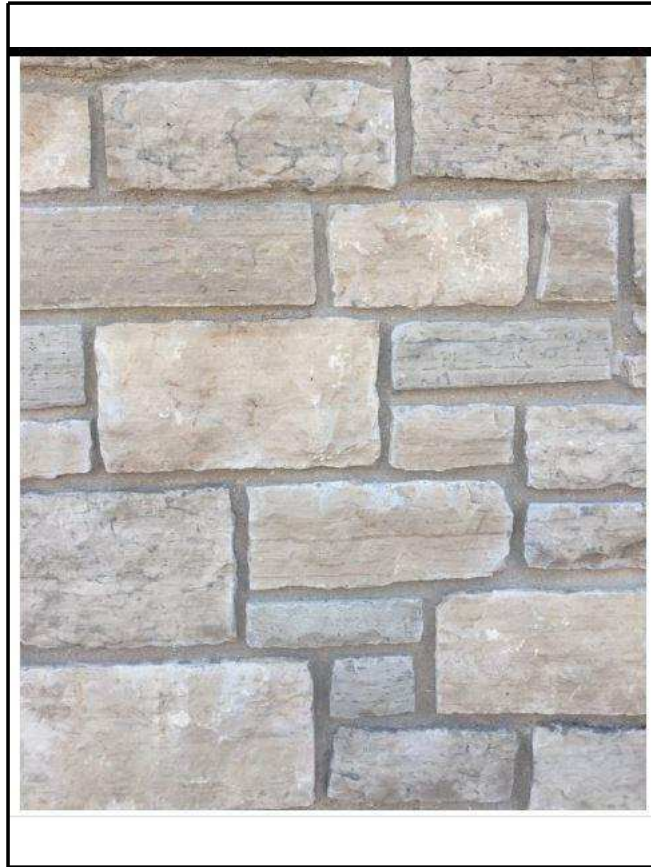




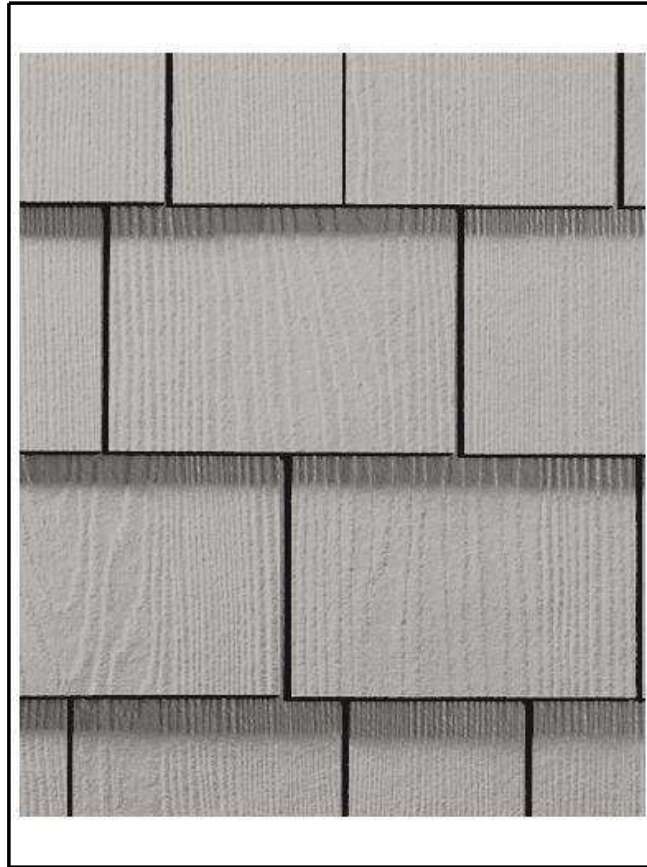
HOUSE TO LEFT OF PROPOSED NEW RESIDENCE



HOUSE TO RIGHT OF PROPOSED NEW RESIDENCE



STONE VENEER
- NATURAL GREY



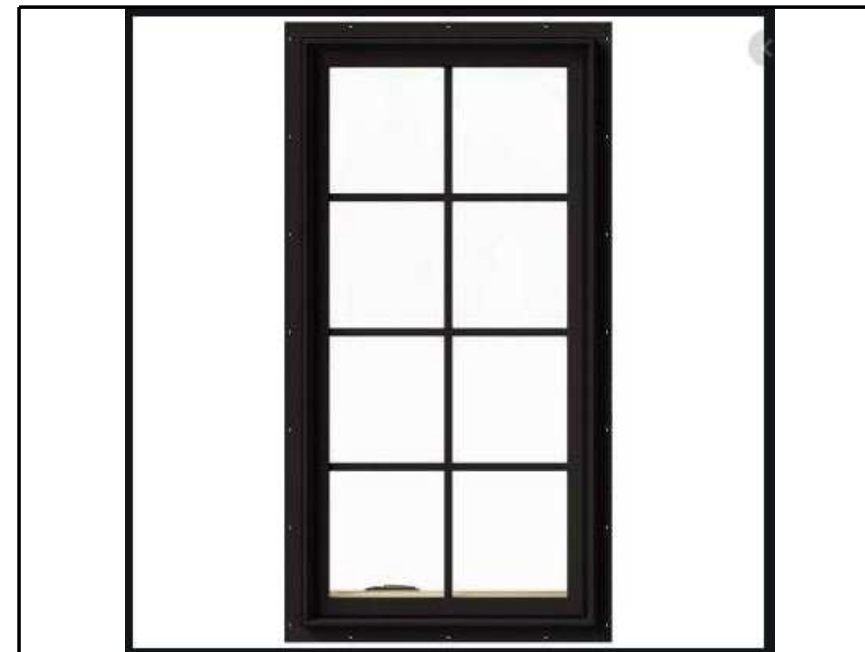
FIBER-CEMENT STRAIGHT EDGE
SHINGLE SIDING - LIGHT GREY



FIBER-CEMENT HORIZONTAL
LAP SIDING - LIGHT GREY



ARCHITECTURAL ASPHALT
SHINGLES - BLACK



WINDOWS - BLACK

PHOTOGRAPHS OF COLOR SAMPLES
